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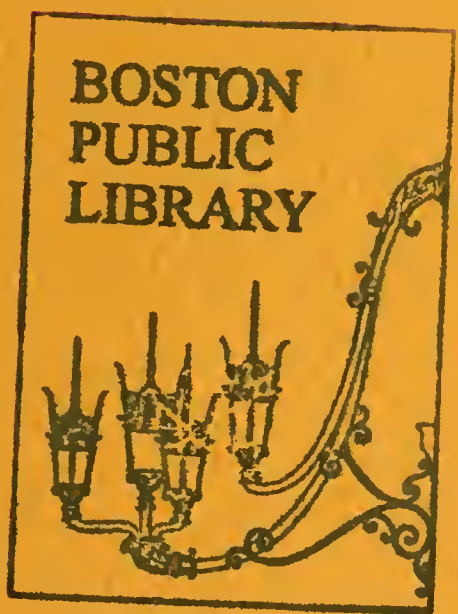
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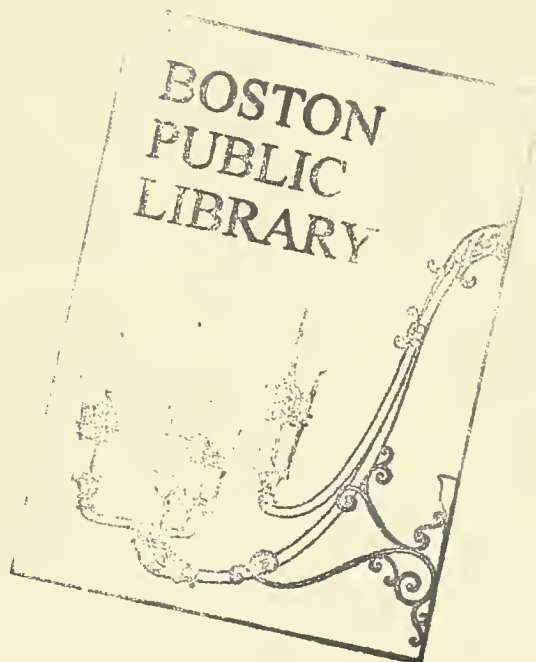


Mission Hill
M678
1981

Proposal for Adaptive Re-use:

The Bulfinch School
Mission Hill

Submitted by:
Bulfinch Heights Associates
Boston, Ma.



VOTE
SLIP
SAY



Bulfinch Heights Associates
c/o Boston Development & Planning Associates
3 Faneuil Hall Marketplace
Boston, MA 02109

Mr. Donald Manson, Director
Public Facilities Dept.
147 Milk Street
Boston, MA 02109

Dear Mr. Manson:

We are pleased to submit this proposal for the adaptive re-use of The Bulfinch School.

Enclosed, please find a check for one thousand dollars together with the other required submission information. We would anticipate taking title to the property in the Spring of 1982, so that we can avail ourselves of lower interest rates before a projected rise in mid-1982.

We project a construction period of 12 months, as it is our intention to proceed as quickly and efficiently as possible.

Very Truly Yours,

James F. Sullivan
Bulfinch Heights Associates

Encl.

JFS/ah

Introduction:

The Mission Hill Community is one which has undergone tremendous change in recent years. Through this admittedly preliminary proposal, the members of our team wish to make known their willingness to work closely with the neighborhood to bring about a project which will increase the housing stock on Mission Hill by clearly recognizing both the potentials and the realities of this historic section of Boston.



The Developer

Bulfinch Heights Associates
c/o Boston Development & Planning Associates
3 Faneuil Hall Marketplace
Boston, Ma. 02109

Bulfinch Heights Associates is comprised of the following individuals whose commitment to sensitive development is well known:

Allen Bress is an Attorney-at-Law with law offices at One Boston Place, Boston Ma. 02108. A graduate of Brandeis University and Boston University Law School, Mr. Bress specializes in Real Estate and Zoning Law. His professional interest in architectural preservation is supplemented by his avocation as a collector and dealer in fine antiques.

John E. Dobie, the President of Boston Development & Planning Associates (address above) holds a degree in Architecture from the University of Notre Dame. For over 10 years he served as Senior Urban Designer with the Boston Redevelopment Authority, and in that capacity he planned and administered the restoration of many of the historic properties within the Waterfront Area, including the Faneuil Hall Marketplace. As Advisor to the Boston Board of Appeal, Mr. Dobie also worked closely with many community groups in all of Boston's neighborhoods.

James F. Sullivan is an Attorney-at-Law who holds degrees from Dartmouth College and Boston College Law School. With offices at One Boston Place, Boston Ma. 02108, for fifteen years he has specialized in various phases of real estate development and zoning law. He has represented national companies in their real estate and business expansions in Massachusetts, and also many general contractors and developers in New England. Mr. Sullivan also represents Boston College and Suffolk University in their real estate transactions.

In addition to his law practice, Mr. Sullivan has participated as Developer in several Boston projects. He was the major force behind the development of the historically important Mercantile Wharf Building on Boston's Waterfront. This project involved the conversion of nine separate warehouse buildings into 122 housing units (a portion of which are rent subsidized) and 16,000 sq.ft. of commercial space. This development, which features a dramatic central atrium space was completed in 1976 and has won major awards from the American Institute of Architects for adaptive re-use.

Within the Faneuil Hall Marketplace Mr. Sullivan has developed an architecturally sensitive complex which includes a 600 car parking garage, a public park, and a shopping arcade with a major "greenhouse" type restaurant.



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The Architect

Warren Freeddenfeld & Associates P.C.
3 Faneuil Hall Marketplace
Boston, Ma. 02109

Warren Freeddenfeld & Associates P.C. is a Boston firm which provides a full range of architectural services, dealing with both new construction and rehabilitation, with special emphasis on historic preservation.

The firm's work within the Faneuil Hall Markets is well known: Cricket's Restaurant and Calliope children's shop being prime example. In the field of housing, WFA is converting a former funeral home on Beacon Street to condominiums, and is currently preparing working drawings for a structure containing 58 condominium units on Boston's north end/waterfront. Warren Freeddenfeld & Associates P.C. is also the architect for the Jenney Building in the historic Broad Street area which is being converted to office and restaurant use.

Warren Freeddenfeld, AIA holds a national N.C.A.R.B. architectural registration. He holds a degree from the Graduate School of Architecture of Syracuse University.

The Contractor

P & D Contractors Inc.
76 Seattle St.
P.O. Box 900
Allston, Ma. 02134

Paul J. Maney, Project Manager

P & D Contractors Inc. has broad experience in all phases of construction with particular emphasis on rehabilitation and adaptive re-use. The company has its own millwork and steel fabrication facilities in Allston to insure the faithful reproduction of architecturally significant details and elements.

A brief review of their enclosed client list will show a "blue chip" sample of local businesses and organizations.

Paul J. Maney, who will be Project Manager for this school, served in a similar capacity for the Mercantile Wharf Building on Boston's Waterfront. This award winning project is universally hailed as an example of the re-use of an historically important structure.

P & D Contractors, Inc.

76 Seattle St., P. O. Box 900, Boston (Allston), Mass. 02134 - (617) 782-3600

The following is a partial list of clients:

Analog Devices Semiconductor 804 Wilmington Street Woburn, Ma. Mr. Roger Smith	658-8313
AVCO Systems, Inc. 201 Lowell Street Wilmington, Ma. 01887 Mr. Ernest Krause	657-2766
B.A.S.F. Systems, Inc. Crosby Drive Bedford, Ma. 01730 Mr. William Demmons Mr. Charles Guild	271-4073 271-4274
Bose Corporation Engineering Section 100 The Mountain Road Framingham, Ma. 01701 Mr. Pat McDade	237-7300
Boston University 25 Buick Street Boston, Ma. Mr. Roy Ellison	353-2120
Brigham & Womens Hospital 75 Francis Street Boston, Ma. 02115 Mr. Jay Tracy	732-5808
Christian Science Church Christian Science Center Boston, Ma. Mr. Gus Johnson	262-2300
Compo Industries, Inc. 200 Market Street Lowell, Ma. Mr. Alan Strudas Roberts Road Waltham, Ma. Mr. Eugene Brown	459-4100 X 173 899-3000

P & D Contractors, Inc.

76 Seattle St., P. O. Box 900, Boston (Allston), Mass. 02134 - (617) 782-3600

C.V.D., Inc. 35 Industrial Parkway Woburn, Ma. 01801 Mr. Robert Donadio	933-9243
Deaconess Hospital Pilgrim Road Boston, Ma. Mr. Bruce Twiss	732-8285
Digital Equipment Corporation 146 Main Street Maynard, Ma. Mr. Robert Raichle	493-8609
Dynatrend, Inc. Cabot Road Woburn Industrial Park Woburn, Ma. Mr. T. Ellis	935-3960
G.C.A. Corporation 174 Middlesex Turnpike Burlington, Ma. Mr. Robert Wironen	275-5400 X 3711
General Dynamics Corporation 97 E. Howard Street Quincy, Ma. 02169 Mr. D.M. Mason	471-4200
General Foods, Atlantic Gelatin Division Hill Street Woburn, Ma. Mr. Dick Veneri	933-2800
G.T.E. Shareholders Division 1776 Heritage Drive N. Quincy, Ma. 02169 Mr. James Robinson	328-4200
Itek Corporation 10 Maguire Road Lexington, Ma. Mr. Joseph Messier	276-3496

P & D Contractors, Inc.

76 Seattle St., P. O. Box 900, Boston (Allston), Mass. 02134 - (617) 782-3600

Harvard University Cambridge, Ma. Mr. Robert Candella	495-3630
Mr. Raymond Smith	495-3678
Mr. Jack Cady	495-3678
Honeywell, Inc. 38 Life Street Boston, Ma. Mr. James Lockaby	783-6730
Market Forge Corporation Division of Beatrice Foods, Inc. 35 Garby Street Everett, Ma. Mr. John Moynihan	387-4100
Massachusetts General Hospital Planning Office, West End House 16 Blossom Street Boston, Ma. Mr. Connie Lukas	726-2442
Massachusetts Institute of Technology Department of Physical Plant 50 Ames Street Cambridge, Ma. 02139 Mr. Kenneth Thompson	253-4749
McLean Hospital Alterations 115 Mill Street Belmont, Ma. Mr. Edward Mulligan	855-2613
New England Rehabilitation Hospital One Rehabilitation Way Woburn, Ma. Mr. James O'Sullivan	935-5050
New England Telephone Co. 245 State Street, 11th Floor Boston, Ma. 02109 Mr. Don Dickinson	574-1057
Mr. William Doyle	729-9370
Polaroid Corporation Waltham, Ma. Mr. J.K. Gantz -	684-2873
Norwood, Ma. Mr. A. Lundgren	769-5210
Cambridge, Ma. Mr. Frank McKinley	577-3856

P & D Contractors, Inc.

76 Seattle St., P. O. Box 900, Boston (Allston), Mass. 02134 - (617) 782-3600

Polcari's Restaurant 283 Causeway Street Boston, Ma. 02114 Mr. John Polcari	742-4142
Raytheon Company Bedford Ma. Mr. Lou Corbett	274-7100
Regina Pizzeria Chain 283 Causeway Street Boston, Ma. 02114 Mr. John Polcari	742-4142
State Street Bank & Trust Co. 1776 Heritage Drive Quincy, Ma. 02169 Mr. Bernard Burke	786-5076
Symmons Industries 31 Brooks Drive Braintree, Ma. Colin McDonald	848-2250
U. S. Trust Company 40 Court Street Boston, Ma. Mr. Mitch Greb	726-7233
Ventron Corporation 154 Andover Street Danvers, Ma. 01923 Mr. Frank Wilson Mr. Joseph Fatello	774-3100 774-3100
Western Electric Company 705 Mt. Auburn Street Watertown, Ma. 02172 Mr. Les Bellows	923-0765 X 272
W.W. Grainger, Inc. 31 Cabot Road Woburn, Ma. Mr. Bob Bishop	935-8808

The Proposal

Because architectural plans were not available, of necessity this proposal will be very preliminary. However, based on our team's experience with other school buildings, we can make the following estimates:

1. Number of Units 24, with 8 on the ground floor, first, and second floors.
2. Type of Units modest, two bedroom units in the 800-900 sq.ft. range.
3. Parking 24 spaces, in a secure, fenced in area within the site.
4. Disposition either moderately priced condominiums or rental units compatible with the neighborhood.
5. Purchase Price we would anticipate paying approximately \$60,000 for the property.

Cost Estimate

We would anticipate that using \$40/Sq.Ft., the total project cost will be approximately \$1,200,00 keeping all development related expenses to a bare minimum.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY

(For Confidential Use of the Public Facilities Department)

1. Name and address of developer: James F. Sullivan, d/b/a
Bulfinch Heights Associates
2. Is the developer a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms:
 yes X no
If yes, please attach explanation.
3. a. The financial condition of the developer, as of July 1, 1981, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
4. If funds for the development of the project are to be from sources other than the developer's own funds, a statement of the developer's plan for financing the acquisition and development of the land: State Street Bank & Trust Co. for construction loan and residential mortgage lenders for end loans.
5. Sources and amount of cash available to developer to meet equity requirements of the proposed undertaking:

a. In banks:

<u>Name, Address and Zip Code of Bank</u>	<u>Amount</u>
State Street Bank & Trust Co.	\$700,000.

b. By loans from affiliated or associated corporations or firms:

<u>Name, Address and Zip Code of Source</u>	<u>Amount</u>
State Street Bank & Trust Co. anticipated loan of \$1,300,000 secured by income of developer's cash flow properties.	

c. By sale of readily salable assets:

<u>Description</u>	<u>Market Value</u>	<u>Mortgages or Liens</u>
	\$	\$

6. Name and addresses of bank references:

Josiah P. Huntoon, Vice President
State Street Bank & Trust Co.
225 Franklin Street
Boston, MA 02101

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

_____ yes X no

If yes, give date, place, and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

*Mercantile Wharf, 111 Atlantic Avenue, Boston, completed July 1975 - adaptive reuse of vacant wharf building into 122 residential units and 15,000 square feet of commercial - \$6,000,000. This project has won national architectural awards.

*Dock Square Parking Garage, 20 Clinton Street, Boston, completed June 1980, 600 space commercial parking garage with 15,000 square feet commercial space - \$7,000,000.

b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for construction contractor or builder on undertakings comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

_____ yes _____ no
If yes, explain:

N/A

c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____
General description of such work:

N/A

d. Construction contracts or developments now being performed by such contractor or builder:

<u>Identification of</u> <u>Contract or Development</u>	<u>Location</u>	<u>Amount</u> \$	<u>Date to be</u> <u>Completed</u>
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N/A

e. Outstanding construction contract bids of such contractor or builder:

<u>Awarding Agency</u>	<u>Amount</u> \$	<u>Date Opened</u>
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N/A

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item 3) are attached hereto and hereby made a part hereof as follows:

The developer has consultants available to assure quick and efficient construction within tight price constraints to bring the project to market at a price and with the amenities require by the Buyer's market. The developer has already initiated negotiations with appropriate general contractors in optimistic anticipation.

CERTIFICATION

I/~~we~~, James F. Sullivan, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my ~~own~~ knowledge and belief.

Dated December 15, 1981

Dated _____

Signature

Signature

Developer

Title

Title

Suite 1026, One Boston Place

Boston, MA 02108

Address & Zip Code

Address & Zip Code

JAMES F. AND MARGARET A. SULLIVAN

Personal Financial Statement

May 31, 1981

(see Accountants' Compilation Report)

July 13, 1981

**PANNELL
KERR
FORSTER**

Certified Public Accountants

Three Center Plaza
Boston, MA 02108
Telephone (617) 723-8510
Cable PANKERR BOSTON

ACCOUNTANTS' COMPILATION REPORT

James F. and Margaret A. Sullivan
Westwood, Massachusetts 02090

We have compiled the accompanying personal statement of financial condition as of May 31, 1981 on an estimated current values bases on Robert Morris Associates - Form C100RH from information you submitted to us. We have not audited or reviewed the accompanying financial statement and accordingly, do not express an opinion or any other form of assurance on it.

This statement has been prepared solely to illustrate your estimated net worth as of May 31, 1981, and for no other purpose. It is not intended to present financial position in accordance with generally accepted accounting principles.

Pannell Kerr Forster

July 13, 1981

James F. and Margaret A. Sullivan
PERSONAL FINANCIAL STATEMENT
 (see Accountants Compilation Report)

IMPORTANT: Read these directions before completing this Statement.

If you are applying for individual credit in your own name and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete only Sections 1 and 3

If you are applying for joint credit with another person, complete all Sections providing information in Section 2 about the joint applicant

If you are applying for individual credit, but are relying on income from alimony, child support, or separate maintenance or on the income or assets of another person as a basis for repayment of the credit requested, complete all Sections, providing information in Section 2 about the person whose alimony, support, or maintenance payments or income or assets you are relying on.

If this statement relates to your guaranty of the indebtedness of other person(s), firm(s) or corporation(s), complete Sections 1 and 3

SECTION 1 - INDIVIDUAL INFORMATION (Type or Pnnt)		SECTION 2 - OTHER PARTY INFORMATION (Type or Pnnt)	
Name	James F. and Margaret A. Sullivan	Name	
Residence Address	230 High Street	Residence Address	
City, State & Zip	Westwood, MA. 02090	City, State & Zip	
Position or Occupation	Attorney/Real Estate Developer	Position or Occupation	
Business Name	James F. Sullivan	Business Name	
Business Address	One Boston Place - Suite 1026	Business Address	
City, State & Zip	Boston, MA. 02108	City, State & Zip	
Res. Phone	326-1876	Res. Phone	
Bus. Phone	742-0112	Bus. Phone	

SECTION 3 - STATEMENT OF FINANCIAL CONDITION AS OF May 31 1981

ASSETS* (Do not include Assets of doubtful value)	In Dollars (Omit cents)		LIABILITIES* (Do not include Liabilities of doubtful value)	In Dollars (Omit cents)	
Cash on hand and in banks	175	000	Notes payable to banks - secured		
U.S. Gov't. & Marketable Securities - see Schedule A	10	750	Notes payable to banks - unsecured		
Non-Marketable Securities - See Schedule B			Due to brokers		
Securities held by broker in margin accounts			Amounts payable to others - secured R.E. Tax	1	800
Restricted or control stocks			Amounts payable to others - unsecured		
Partial interest in Real Estate Equities - see Schedule C	4,000	000	Accounts and bills due		
Real Estate Owned - see Schedule D	290	000	Unpaid income tax		
Loans Receivable			Other unpaid taxes and interest		
Automobiles and other personal property	145	500	Real estate mortgages payable - see Schedule D 9%	44	000
Cash value-life insurance-see Schedule E			Other debts - itemize		
Other assets - itemize			Estimated income taxes on the excess of the estimated current value of assets over their tax bases	2,550	000
Market Value of law practice	500	000	TOTAL LIABILITIES	2,595	800
			NET WORTH	2,525	450
TOTAL ASSETS	5,121	250	TOTAL LIAB. AND NET WORTH	5,121	250

SOURCES OF INCOME FOR YEAR ENDED <u>Dec. 31</u> <u>1980</u>	PERSONAL INFORMATION
Salary, bonuses & commissions \$ 48,650	Do you have a will? <u>No</u> If so, name of executor
Dividends and Interests 7,000	Are you a partner or officer in any other venture? If so, describe
Real estate income	<u>20% Partnership Int. Mercantile Wharf Assoc.</u>
Other income (Alimony, child support, or separate maintenance) Income need not be revealed if you do not wish to have it considered as a basis for repaying this obligation)	Are you obligated to pay alimony, child support or separate maintenance payments? If so, describe
<u>Law Practice</u> 75,000	<u>No</u>
TOTAL \$130,650	Are any assets pledged other than as described on schedules? If so, describe.
CONTINGENT LIABILITIES	<u>No</u>
Do you have any contingent liabilities? If so, describe	Income tax settled through (date) <u>1977</u>
<u>NONE</u>	Are you a defendant in any suits or legal actions?
As indorser, co-maker or guarantor? \$	<u>No</u>
On leases or contracts? \$	Personal bank accounts carried at
Legal claims \$	<u>Boston Five Cents Svgs Bank</u>
Other special debt \$	<u>New England Merchants Bank</u>
Amount of contested income tax liens \$	<u>State Street Bank & Trust</u>
	Have you ever been declared bankrupt? If so, describe
	<u>No</u>

(COMPLETE SCHEDULES AND SIGN ON REVERSE SIDE)

*Stated at estimated current values

SCHEDULE A - U.S. GOVERNMENTS & MARKETABLE SECURITIES

Shares (Bonds)	Description	In Name Of	Are These Pledged?	Market Value
3	Boston Broadcasters Inc.	James F. Sullivan	No	10,750

SCHEDULE B - NON-MARKETABLE SECURITIES

Shares	Description	In Name Of	Are These Pledged?	Source of Value	Value

SCHEDULE C - PARTIAL INTERESTS IN REAL ESTATE EQUITIES

Address & Type Of Property	Title In Name Of	% Of Ownership	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount
Garage	D.S. Prkg Tr.	662/3	1978	121,000	4,000,000		

SCHEDULE D - REAL ESTATE OWNED

Address & Type Of Property	Title In Name Of	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount
1 Residence	JT	1975	65,000	235,000	2000	44,000
Manover, NH	JT	1968	16,000	55,000		0

SCHEDULE E - LIFE INSURANCE CARRIED, INCLUDING N.S.L.I. AND GROUP INSURANCE

Name Of Insurance Company	Owner Of Policy	Beneficiary	Face Amount	Policy Loans	Cash Surrender Value

SCHEDULE F - BANKS OR FINANCE COMPANIES WHERE CREDIT HAS BEEN OBTAINED

Name & Address Of Lender	Credit In The Name Of	Secured Or Unsecured?	Original Date	High Credit	Current Balance

Information contained in this statement is provided for the purpose of obtaining, or maintaining credit with you on behalf of the undersigned, or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others, execute a guaranty or contract. Each undersigned understands that you are relying on the information provided herein (including the designation made as to the type of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and correct and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned. You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein, and to rely on the creditworthiness of the undersigned. You are authorized to answer questions about your credit experience with me/us.

Signature (Individual) _____

SS No _____ Date of Birth _____

Signature (Other Party) _____

SS No _____ Date of Birth _____

(USE ADDITIONAL SCHEDULES IF NECESSARY)



State Street Bank and Trust Company
Commercial Banking
225 Franklin Street
Boston, Massachusetts 02101

Josiah P. Huntoon, Jr.
Vice President
(617) 786-3684

December 15, 1981

James F. Sullivan, Esquire
One Boston Place, Suite 1026
Boston, MA. 02108

Dear Mr. Sullivan:

This is in response to the inquiry concerning your proposal to redevelop several of the public schools offered by the City of Boston, namely:

1. Bancroft & Rice Schools
Appleton Street
2. Tuckerman School
Emerson Street
3. Bulfinch School
Parker Street

It is our understanding that the total development cost would be approximately \$7,900,000, and that you intend to provide an equity of 25 per cent, and that the project will be for the development of 100 residential units that will be offered either for sale as condominiums or market rate apartments.

While we have not had an opportunity to review your proposals in detail, and we understand that you do not wish to negotiate a formal construction loan commitment until you receive approvals for this project, we wish to express strong interest in negotiating a construction loan agreement with you in the approximate amount of \$6,000,000.

Yours very truly,

A handwritten signature in dark ink, appearing to read "J. P. Huntoon, Jr.", written over a horizontal line.

Josiah P. Huntoon, Jr.
Vice President

JPHjr:bs

Mission Hill
M678
1981

AUTHOR

The Bullfinch School

TITLE

DATE
LOANED

BORROWER'S NAME



Mission Hill
M678
1981

